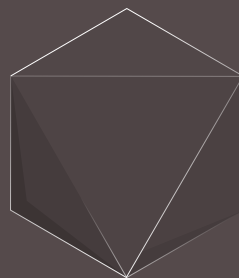


APARTHOTEL
IN THE BUSINESS CENTER OF WARSAW

Szarych Szeregów 1

A micro flat investment opportunity near the Rondo Daszyńskiego metro station





Szarych Szeregów 1

Szarych Szeregów 1 is an exceptional project made for those who want to invest in short- and long-term rentals.

The project is located in the new business center of Warsaw's Wola district, at 1 Szarych Szeregów street, near the Rondo Daszyńskiego metro station. The development project is managed by a developer well-recognized on the real-estate development market, the SP Invest holding.

The **Szarych Szeregów 1** project stands out of the ordinary by offering microapartments, 4.7 meters high, with mezzanines, inspired by lofts, as well as elegant common spaces and a lobby area.

Szarych Szeregów 1 is:

83

=

42

+

41

flats of 2 380 m²
total saleable area

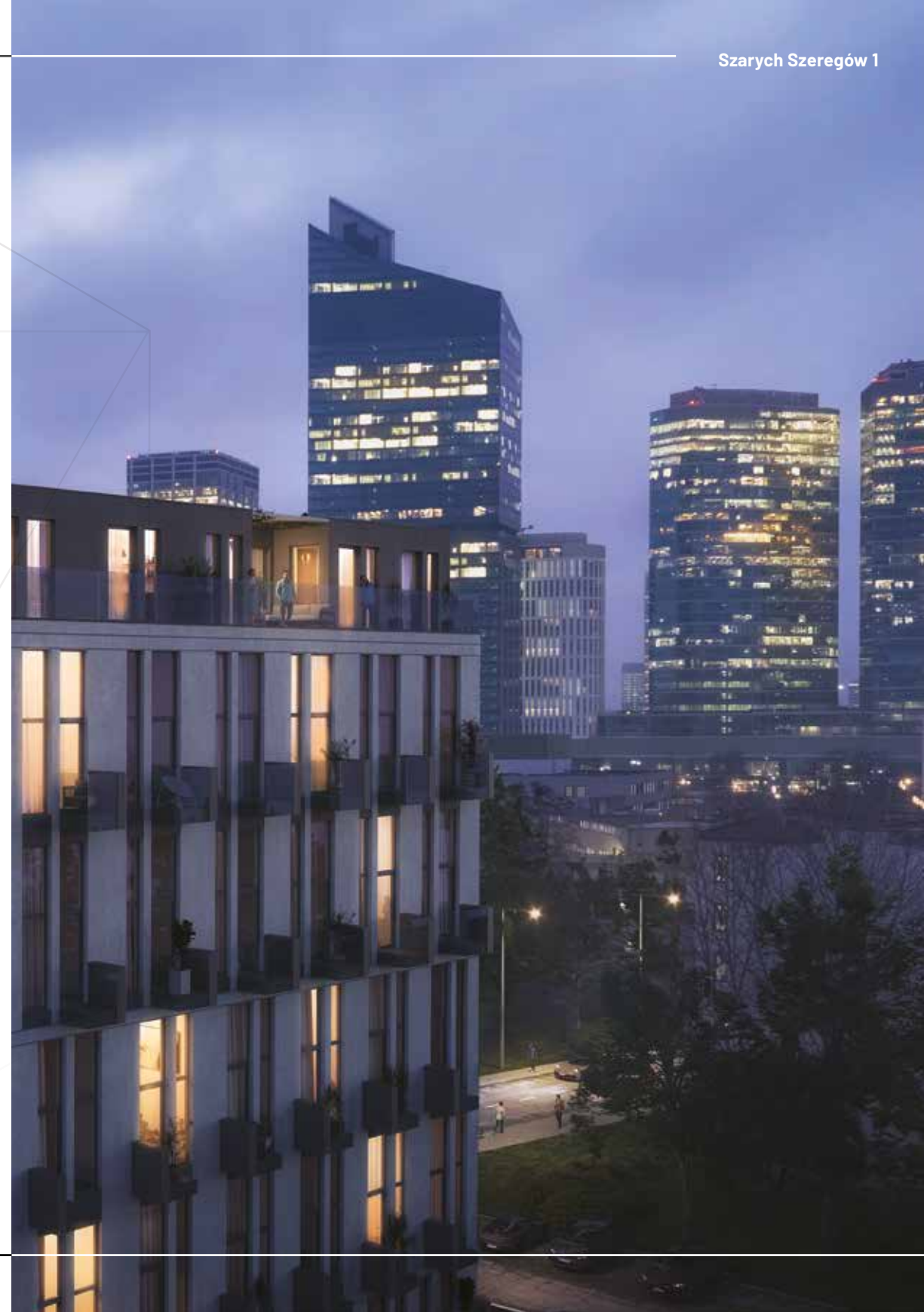
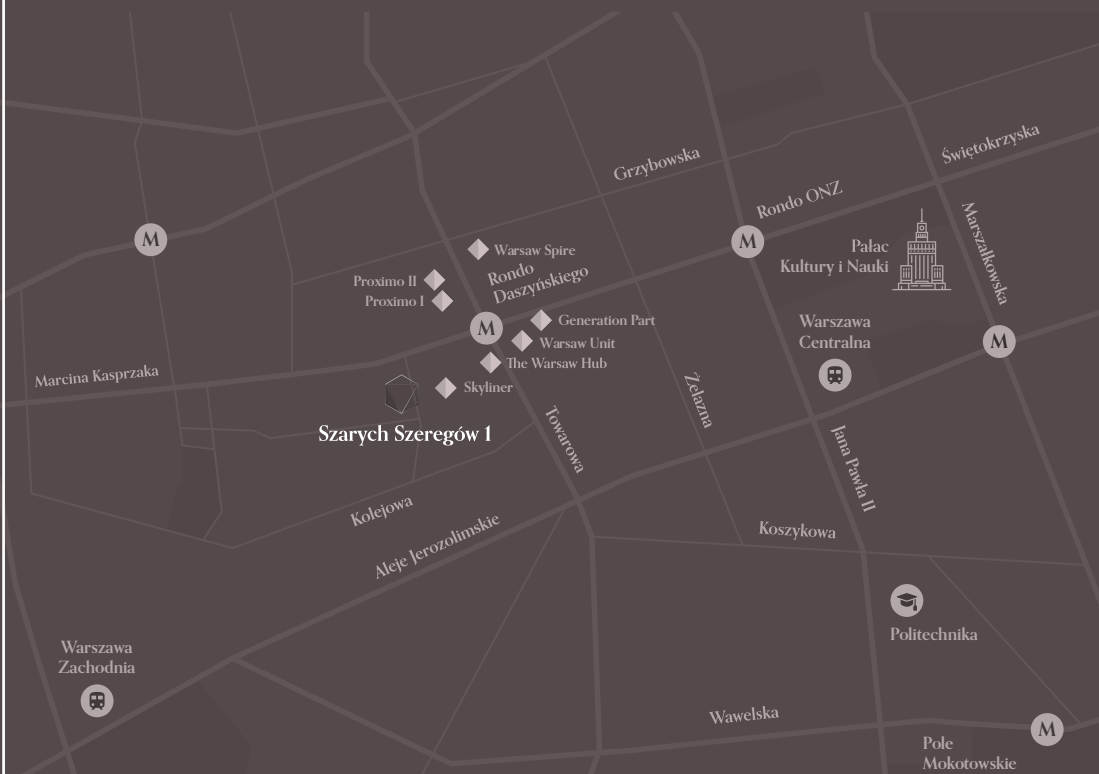
residential units from
24 m² to 121 m²

aparthotel rooms from
17 m² to 33 m², eligible for
VAT deductions



Perfect location

The **Szarych Szeregów 1** project is situated in the Wola district, adjacent to the Warsaw city center. In its nearest vicinity one can find the Rondo Daszyńskiego metro station – merely 5 minutes on foot – as well as tram and bus stops. The Wola district itself is an important business and cultural center.



Comfortable amenities

Szarych Szeregów 1 is a lavish building with a modern flair and various facilities:

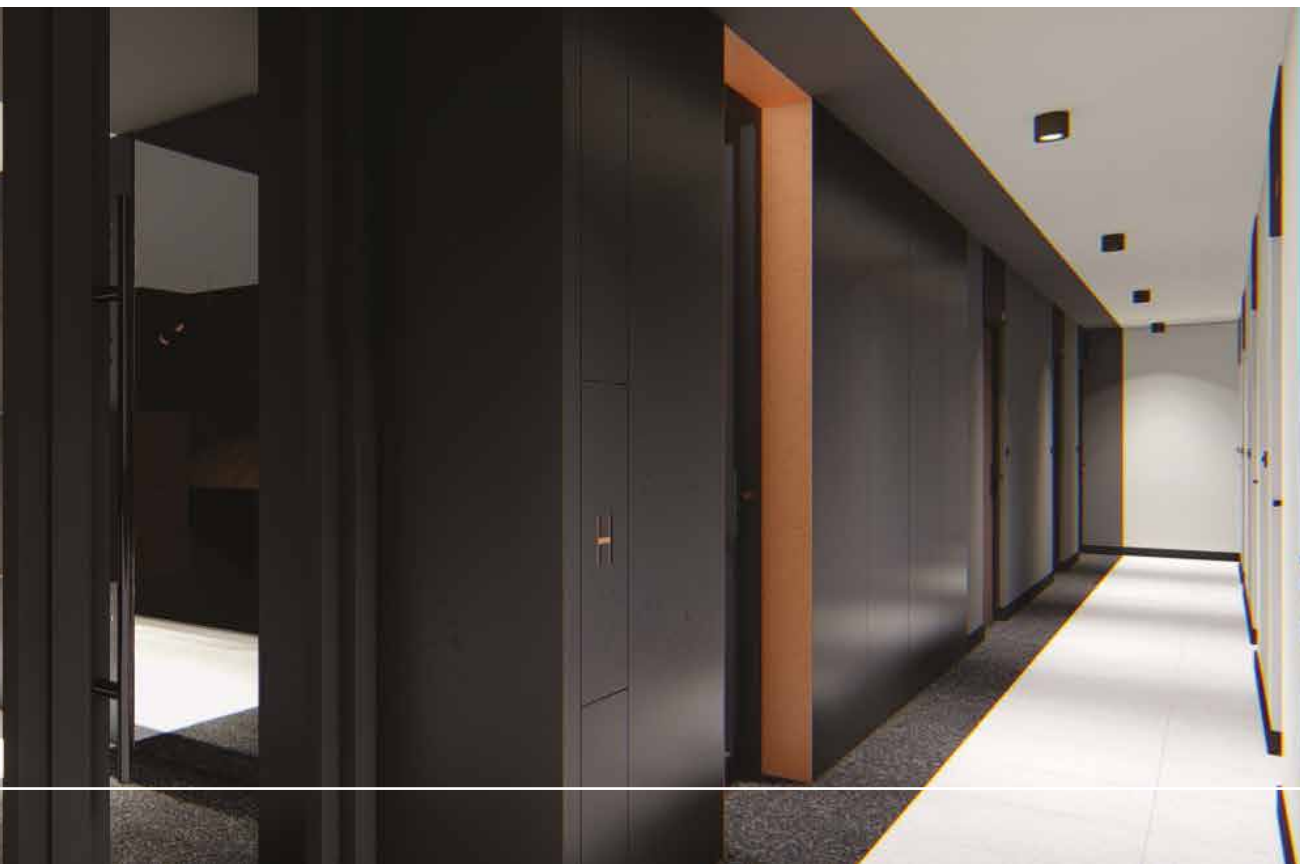
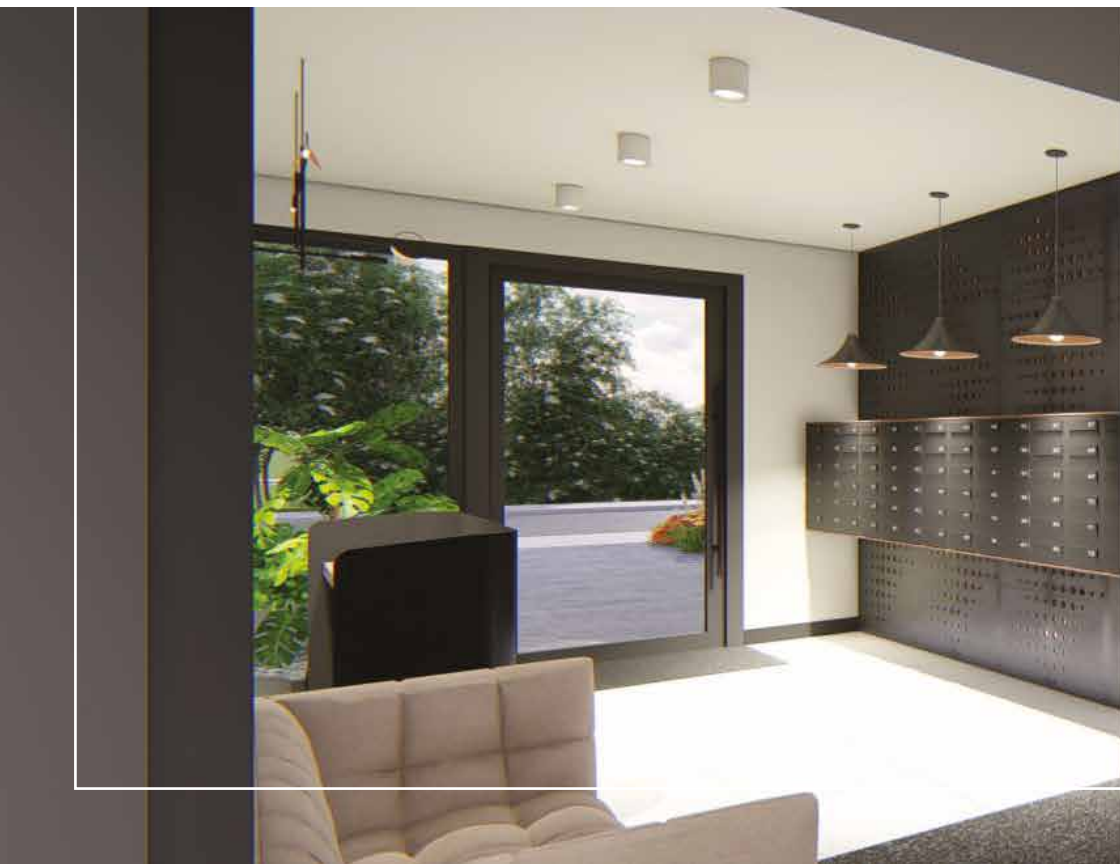
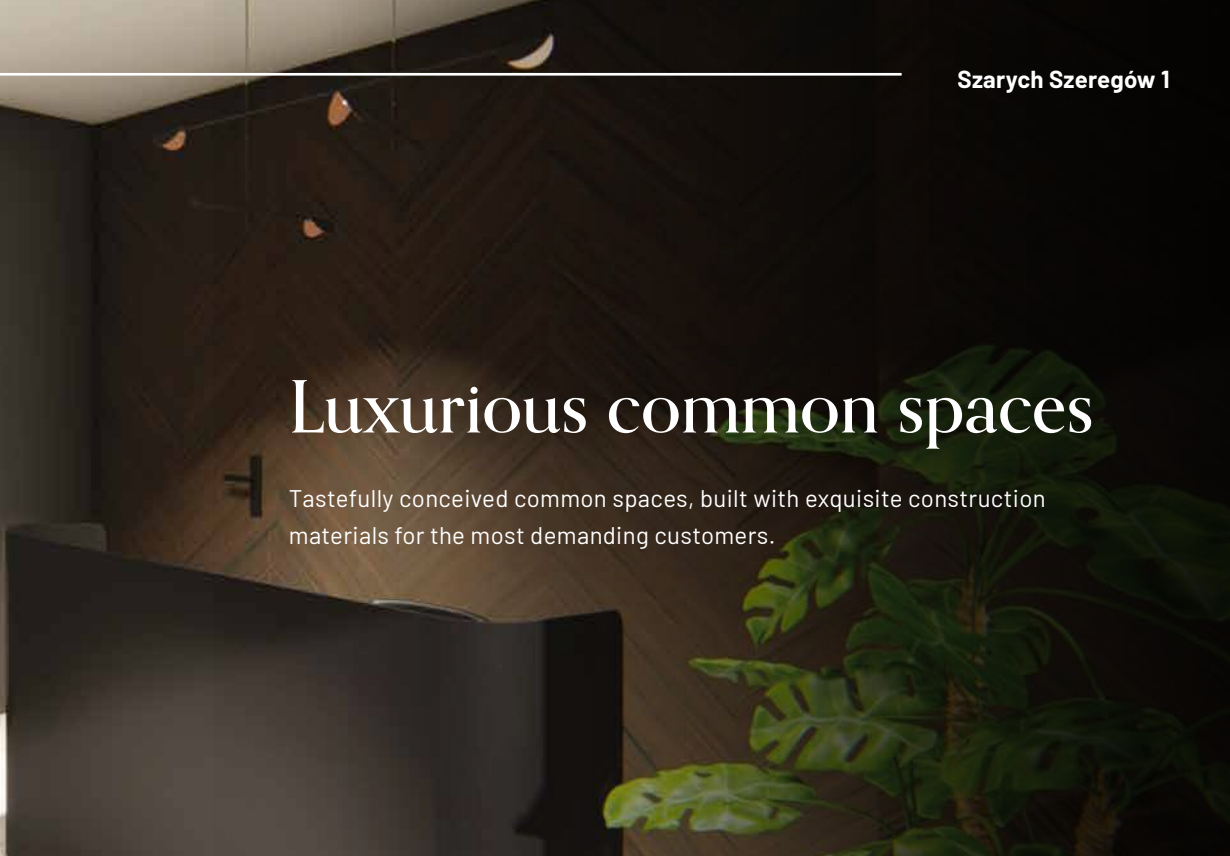
- Representative lobby
- Tastefully finished common spaces
- Common laundry room
- 52 parking spaces in the underground garage and 6 outdoor parking spots





Luxurious common spaces

Tastefully conceived common spaces, built with exquisite construction materials for the most demanding customers.





Turnkey finishing

The overall finishing touch of the interiors in accordance with the architectural plans and in cooperation with proven subcontractors is assured.

Data for investors

The final building permit for the **Szarych Szeregów 1** project specifies:

40

40 microapartments with mezzanines; ranging in sizes from 25 m² to 33 m².

41

aparthotel rooms ranging in size from 17 m² to 33 m², eligible for VAT deductions, of which 10 with gardens.

2

residential units with a surface area of 52.5 m² and 58.67 m² respectively.

2

penthouses on the top floor with a panoramic view of Warsaw, with a surface area of 108 m² and 121 m² respectively.



Data for investors

Floor	Unit number 1	Number of rooms	Surface [m ²]	Type	Number of floors	Additional surface
0	1	1	17.28	Aparthotel unit	Single floor	garden
0	2	1	17.28	Aparthotel unit	Single floor	garden
0	3	1	17.48	Aparthotel unit	Single floor	garden
0	4	1	19.57	Aparthotel unit	Single floor	garden
0	5	1	17.84	Aparthotel unit	Single floor	garden
0	6	1	17.03	Aparthotel unit	Single floor	garden
0	7	1	18.58	Aparthotel unit	Single floor	garden
0	8	1	17.67	Aparthotel unit	Single floor	garden
0	9	1	21.54	Aparthotel unit	Single floor	garden
0	10	1	30.12	Aparthotel unit	Single floor	garden
1	11	1	17.28	Aparthotel unit	Single floor	balcony
1	12	1	17.28	Aparthotel unit	Single floor	balcony
1	13	1	17.48	Aparthotel unit	Single floor	balcony
1	14	1	19.57	Aparthotel unit	Single floor	balcony
1	15	1	17.84	Aparthotel unit	Single floor	balcony
1	16	1	17.03	Aparthotel unit	Single floor	balcony
1	17	1	18.58	Aparthotel unit	Single floor	balcony
1	18	1	17.69	Aparthotel unit	Single floor	balcony
1	19	1	19.71	Aparthotel unit	Single floor	balcony
1	20	1	15.72	Aparthotel unit	Single floor	balcony
1	21	1	22.24	Aparthotel unit	Single floor	balcony
1	22	1	16.59	Aparthotel unit	Single floor	balcony
1	23	1	17.04	Aparthotel unit	Single floor	balcony

2	24	1	26.59	Aparthotel unit	With mezzanine	balcony
2	25	1	26.61	Aparthotel unit	With mezzanine	balcony
2	26	1	26.09	Aparthotel unit	With mezzanine	balcony
2	27	1	30.80	Aparthotel unit	With mezzanine	balcony
2	28	1	27.87	Aparthotel unit	With mezzanine	balcony
2	29	1	27.12	Aparthotel unit	With mezzanine	balcony
2	30	1	27.12	Aparthotel unit	With mezzanine	balcony
2	31	1	28.43	Aparthotel unit	With mezzanine	balcony
2	32	1	33.40	Aparthotel unit	With mezzanine	balcony
2	33	1	27.61	Aparthotel unit	With mezzanine	balcony
2	34	1	29.42	Aparthotel unit	With mezzanine	balcony
2	35	1	31.67	Aparthotel unit	With mezzanine	balcony
2	36	1	25.74	Aparthotel unit	With mezzanine	balcony
2	37	1	24.75	Aparthotel unit	With mezzanine	balcony
3	38	1	28.48	Aparthotel unit	With mezzanine	balcony
3	39	1	28.48	Aparthotel unit	With mezzanine	balcony
3	40	2	52.70	Flat	With mezzanine	balcony
3	42	2	58.67	Flat	With mezzanine	balcony
3	44	1	27.12	Aparthotel unit	With mezzanine	balcony
3	45	1	32.56	Aparthotel unit	With mezzanine	balcony
3	46	1	28.43	Flat	With mezzanine	balcony
3	47	1	33.40	Flat	With mezzanine	balcony
3	48	1	27.61	Flat	With mezzanine	balcony
3	49	1	29.42	Flat	With mezzanine	balcony
3	50	1	31.67	Flat	With mezzanine	balcony
3	51	1	25.74	Flat	With mezzanine	balcony
3	52	1	25.01	Flat	With mezzanine	balcony
3	53	1	28.48	Flat	With mezzanine	balcony
4	54	1	26.59	Flat	With mezzanine	balcony
4	55	1	26.61	Flat	With mezzanine	balcony
4	56	1	26.09	Flat	With mezzanine	balcony

4	57	1	30.80	Flat	With mezzanine	balcony
4	58	1	27.87	Flat	With mezzanine	balcony
4	59	1	27.12	Flat	With mezzanine	balcony
4	60	1	32.56	Flat	With mezzanine	balcony
4	61	1	28.43	Flat	With mezzanine	balcony
4	62	1	33.40	Flat	With mezzanine	balcony
4	63	1	27.61	Flat	With mezzanine	balcony
4	64	1	29.42	Flat	With mezzanine	balcony
4	65	1	31.67	Flat	With mezzanine	balcony
4	66	1	25.74	Flat	With mezzanine	balcony
4	67	1	25.01	Flat	With mezzanine	balcony
4	68	1	28.48	Flat	With mezzanine	balcony
5	69	1	26.59	Flat	With mezzanine	balcony
5	70	1	26.61	Flat	With mezzanine	balcony
5	71	1	26.09	Flat	With mezzanine	balcony
5	72	1	30.80	Flat	With mezzanine	balcony
5	73	1	27.87	Flat	With mezzanine	balcony
5	74	1	27.12	Flat	With mezzanine	balcony
5	75	1	32.56	Flat	With mezzanine	balcony
5	76	1	28.43	Flat	With mezzanine	balcony
5	77	1	33.40	Flat	With mezzanine	balcony
5	78	1	27.61	Flat	With mezzanine	balcony
5	79	1	29.42	Flat	With mezzanine	balcony
5	80	1	31.67	Flat	With mezzanine	balcony
5	81	1	25.74	Flat	With mezzanine	balcony
5	82	1	25.01	Flat	With mezzanine	balcony
5	83	1	28.48	Flat	With mezzanine	balcony
6	84	4	108.64	Penthouse	Single floor	terrace
6	85	5	121.35	Penthouse	Single floor	terrace
	83 UNITS		2 367.77	40 flats , 41 aparthotel rooms, 2 penthouses		

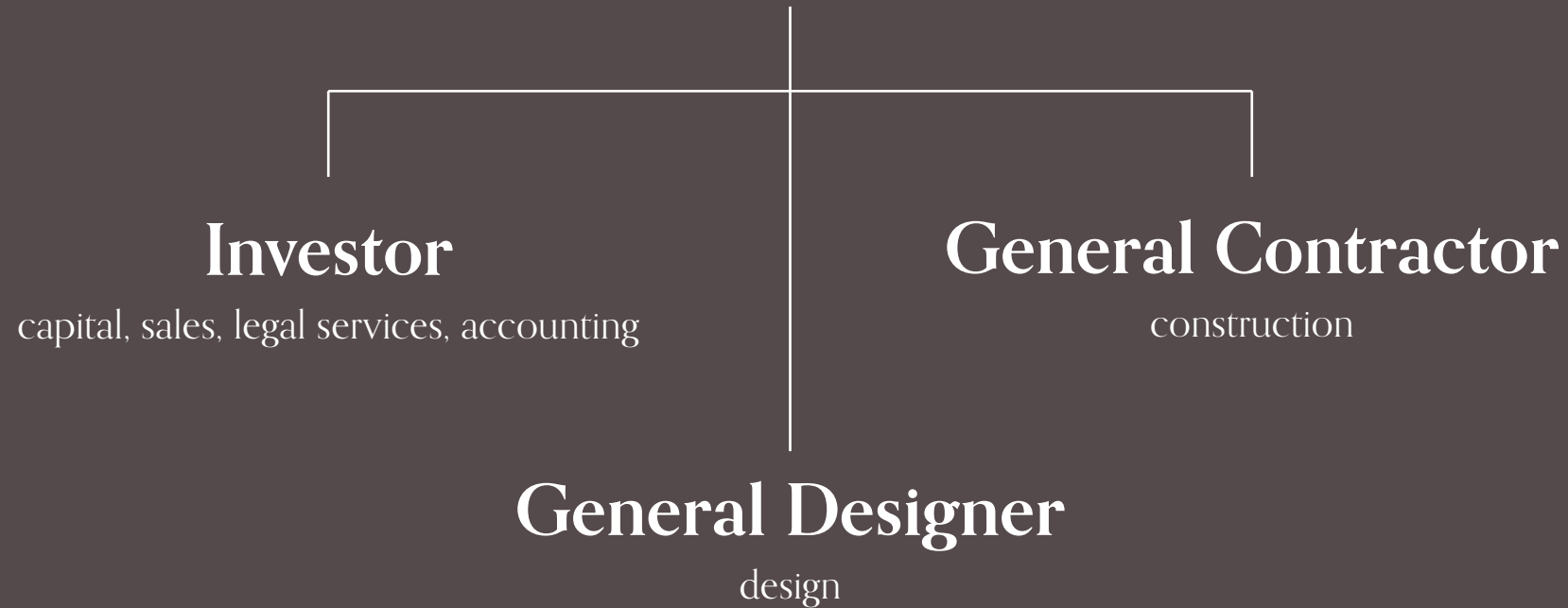
SP INVEST HOLDING

COMPLETE DEVELOPMENT PROJECT EXECUTION

from plot purchase to building completion

SP INVEST HOLDING

COMPLETE DEVELOPMENT PROJECT EXECUTION



INVESTOR

The SP Invest Holding is a skilled Polish company with 16 years of experience carrying out construction projects.



Comprehensive handling of development projects

Our group brings together special-purpose real-estate development entities – investors, a construction company which is our General Contractor and design company which is our General Designer. Our organizational chart also includes the Purchasing, the Sales and the Legal support Departments. We are able to offer a comprehensive approach to any development project, from the pre-purchase plot analysis to the delivery of turnkey apartments. We are also able to carry out selected phases of a given project.



An experienced team

Our shareholders, Management Board and specialized staff have many years of experience managing development projects. They guarantee the highest level of execution in all aspects – design, construction and legal.



A trustworthy and reliable partnership

The SP Invest company group consists of solid and verified partners ranking highly on the market. They guarantee the highest quality of service covering the whole spectrum of development projects from economical flats with affordable pricing to luxury penthouses. Moreover the SP Invest Group is a recognized and active member of the Polish Association of Developers.

The SP Invest company group is a perfect partner for local and foreign private investors, investment funds, land owners and real-estate development entities.

ARCHITECTURAL DESIGN

SP Architektura DVE

Our General Architectural partner is SP Architektura DVE, an internal architecture company of the SP Invest group in charge of designs for the SPV and General Contractor.

Project and formalities management at every stage

As designers we take care of the development projects through their entire life-cycle: pre-purchase plot analysis, full architectural and engineering designs, author's supervision during the building stage and handling all formalities and administrative procedures for our investors. We are always where our Investor wants us.

A business approach to architectural design

We employ a dedicated and experienced team of architects and cooperate with verified partners in the Industry. By staying in touch with our Investor and General Contractor we acquire a wider view of the whole investment cycle than traditional design studios. We have acquired unique knowledge which enables us to deliver cost-optimized projects with best custom solutions.

Investor's Partner

For our Investors we are a reliable partner, who supports them in reaching their business goals. From the very beginning, a plot purchase, we will analyze and present the risk profile of a given project and help the Investor make key decisions. We will provide in-depth analysis for each phase of the project and plan in advance. We are keenly aware that decisions made early in the development project will have consequences for the final product delivered. We are actively assisting our specialized Sales Managers and provide them with high quality sales resources to help them guide Customers through the technical features of the investment.

Quality architecture

We are aware that the development projects we design will be a showcase for our Investors for many years to come. We want each of them to be exceptional and outstanding in their neighborhood. We are open to new challenges and willing to adjust our approach to the needs of the Investor.

BUILDING CONTRACTOR

The General Contractor of the SP Invest Group is Inter Construction Warszawa, a building company specialized in the residential market. It has been the exclusive general contractor for the SP Invest Group for 11 years.

Wide scope of activity

Inter Construction Warszawa is active in the Mazowieckie region. So far it has carried out constructions in the Praga Południe, Praga Północ, Ursus, Wawer, Targówek and Białołęka districts of Warsaw.

Until now we have completed 16 residential projects with a varying degree of complexity. A stable Team of experienced Engineers, Managers and Supervisors is ready to tackle any challenge with a strict control of the construction costs. We will deliver high quality, meet deadlines and comply with initial budgets.

Our achievements

We have built 16 projects comprising of:

679

flats

39

retail units

82 785 m²

total surface

40 312 m²

saleable surface

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SELECTED COMPLETED PROJECTS



Aluzyjna 19

Warsaw
Białoleka District
19 Aluzyjna St.
UFA 6 086.56 m²
Finished in 2021

Aluzyjna 21

Warsaw
Białoleka District
19 Aluzyjna St.
UFA 400.48 m²
Project under construction





Magnacka 1

Warsaw
Ursus District
1 Magnacka St.
UFA 4 179 m²
Finished in 2021

Szwedzka 4

Warsaw
Praga Północ District
4 Szwedzka St.
UFA 5 860 m²
Finished in 2021





Wincentego 66

Warsaw
Targówek District
66 Św. Wincentego St.
UFA 1 565.76 m²
Finished in 2020

Komorska 37

Warsaw
Praga Południe District
37 Komorska St.
UFA 2 256.72 m²
Finished in 2018





Krypska 25

Warsaw
Praga Południe District
25 Krypska St.
UFA 2 488.14 m²
Finished in 2016

Szwedzka 43

Warsaw
Praga Północ District
43 Szwedzka St.
UFA 4 916.76 m²
Finished in 2016





SP INVEST DVE SP. Z O.O. SPÓŁKA KOMANDYTOWA

ul. Marconich 11/4, 02-954 Warszawa

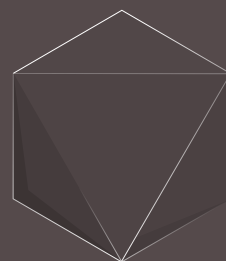
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(all presented solutions may change) and do not constitute an offer according to the provisions of the Civil Code and do not constitute grounds for any claims.



Szarych Szeregów 1

www.spinvest.pl